

002.0

0001

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

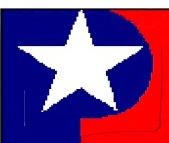
840,000 / 840,000

USE VALUE:

840,000 / 840,000

ASSESSED:

840,000 / 840,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
123 -123A		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GUAN DONG	
Owner 2: WU JIAYI	
Owner 3:	

Street 1: 7 ARBOR LN	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1: FARINA RICHARD P -	
Owner 2: -	

Street 1: 104 STANDISH RD	
Twn/City: WATERTOWN	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 1924 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			Total Card	Entered Lot Size	Total Parcel		1376	GIS Ref
104	4500.000	396,000				444,000	840,000				Total Land:			GIS Ref	
											Land Unit Type:			Insp Date	
														08/25/17	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	396,000	0	4,500.	444,000	840,000		Year end	12/23/2021				137
2021	104	FV	377,500	0	4,500.	444,000	821,500		Year End Roll	12/10/2020				
2020	104	FV	377,500	0	4,500.	444,000	821,500	821,500	Year End Roll	12/18/2019				
2019	104	FV	309,300	0	4,500.	471,800	781,100	781,100	Year End Roll	1/3/2019				
2018	104	FV	309,300	0	4,500.	344,100	653,400	653,400	Year End Roll	12/20/2017				
2017	104	FV	290,400	0	4,500.	299,700	590,100	590,100	Year End Roll	1/3/2017				
2016	104	FV	290,400	0	4,500.	255,300	545,700	545,700	Year End	1/4/2016				
2015	104	FV	243,100	0	4,500.	249,800	492,900	492,900	Year End Roll	12/11/2014				

SALES INFORMATION										TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				Date	Result	By	Name
FARINA RICHARD	1543-184		5/15/2019			849,140	No	No						8/25/2017	MEAS&NOTICE	HS	Hanne S
FARINA RICHARD	1198-135		12/23/1998	Family			1	No	No	A				1/29/2009	Meas/Inspect	336	PATRIOT

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average	toilet and sink in bsmt.															
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:	2	Rating:	Fair																
Roof Struct:	2 - Hip			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units 2															
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:		Rating:		Other															
GENERAL INFORMATION				WSFlue:		Rating:		Upper															
Grade:	C - Average			CONDOS INFORMATION				Lvl 2															
Year Blt:	1925			Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdct:				Floor:				Totals	RMs:	14	BRs:	8	Baths:	2	HB								
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond:	AG - Avg-Good	26.	%	Interior:	2	5	3												
Avg Ht/FL:	STD			Functional:				Additions:	1	4	2												
Prim Int Wal	2 - Plaster			Economic:				Kitchen:	1999														
Sec Int Wall:		%		Special:				Baths:															
Partition:	T - Typical			Override:				Plumbing:															
Prim Floors:	4 - Carpet			CALC SUMMARY				Electric:															
Sec Floors:	3 - Hardwood	50	%	Total:	26.4	%		Heating:															
Bsmnt Flr:	12 - Concrete			COMPARABLE SALES				General:															
Subfloor:				Rate	Parcel ID	Typ	Date	Sale Price															
Bsmnt Gar:																							
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	2 - Gas																						
Heat Type:	5 - Steam																						
# Heat Sys:	2																						
% Heated:	100																						
Solar HW:	NO																						
% Com Wal																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS																							
												PARCEL ID 002.0-0001-0026.0								IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
												AssessPro Patriot Properties, Inc											
More: N				Total Yard Items:				Total Special Features:				Total:											